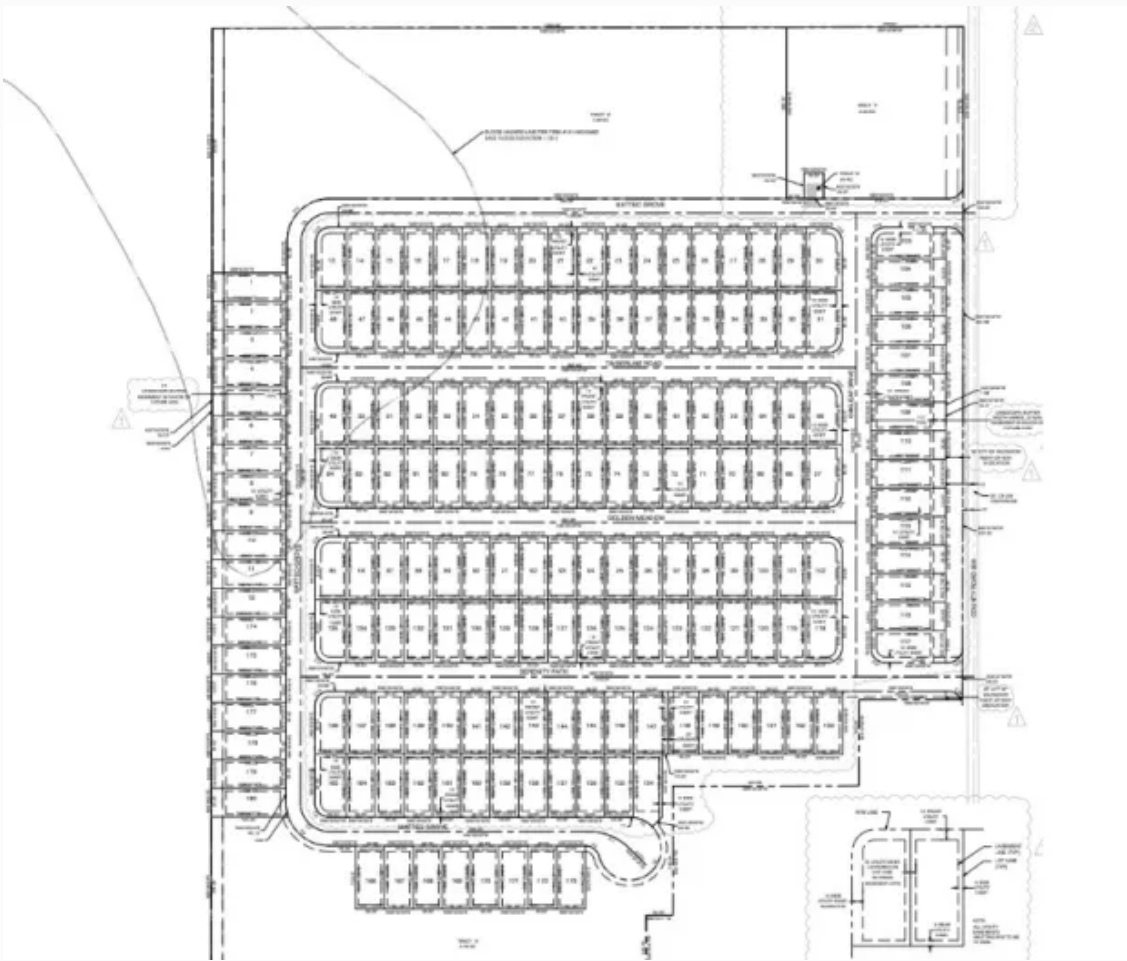


[Lennar](#) is under contract to purchase a 45-acre property with single-family approvals on the west side of Sumter County Road 209 in Wildwood, across the street from [Kolter's](#) mixed-use Twisted Oaks development.

Matthew Gillio of [Gillio Development](#) told **GrowthSpotter** that his company has signed a contract with Lennar for the parcel, which has city approval for a 180-lot subdivision called Matteo Oaks. The Wildwood City Commission has already approved a request to annex the land and change the future land use map designation from agriculture to low-density residential to make way for the development. A site plan prepared by engineering firm [Clymer Farner Barley](#) indicates that the typical home lot will be 50 feet by 85 feet.

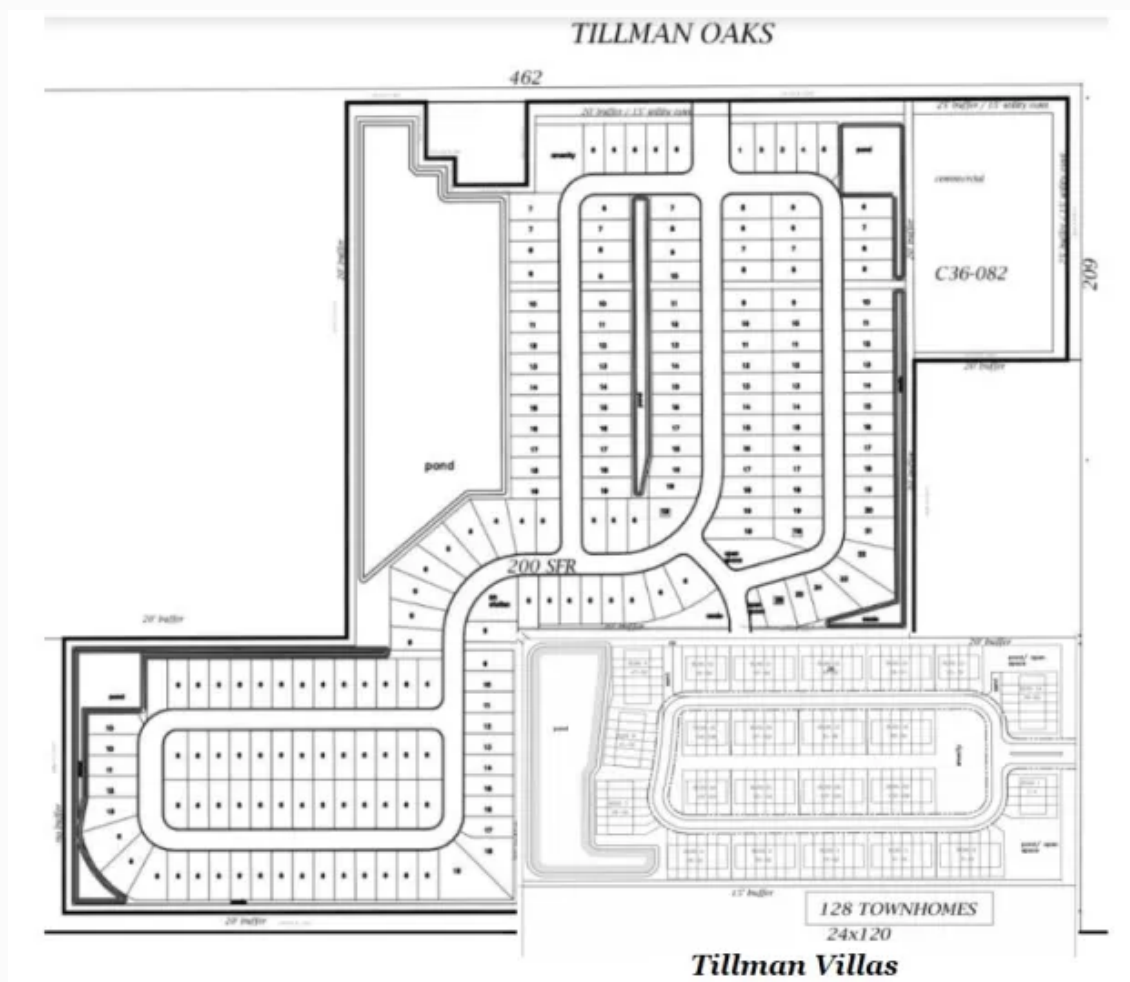


Lennar is under contract to purchase a 45-acre property approved for 180 lots. (Site plan provided by Clymer Farner Barley)

Gillio Development also sold a pair of adjacent parcels last year. Holiday Builders [paid \\$5.7 million](#) for a 70-acre parcel with approvals for a 200-home single-family subdivision called Tillman Oaks, which is set to include 50-foot by 120-foot lots. Homes are currently for sale priced from the \$250s to \$300s, and will range in size from 1,250 to 2,104 square feet.

Meanwhile, [LGI Homes](#) paid Gillio Development \$2.8 million for a neighboring 19.8-acre parcel approved for a 128-lot townhome community called Tillman Villas, which will feature 24-foot by 120-foot lots.

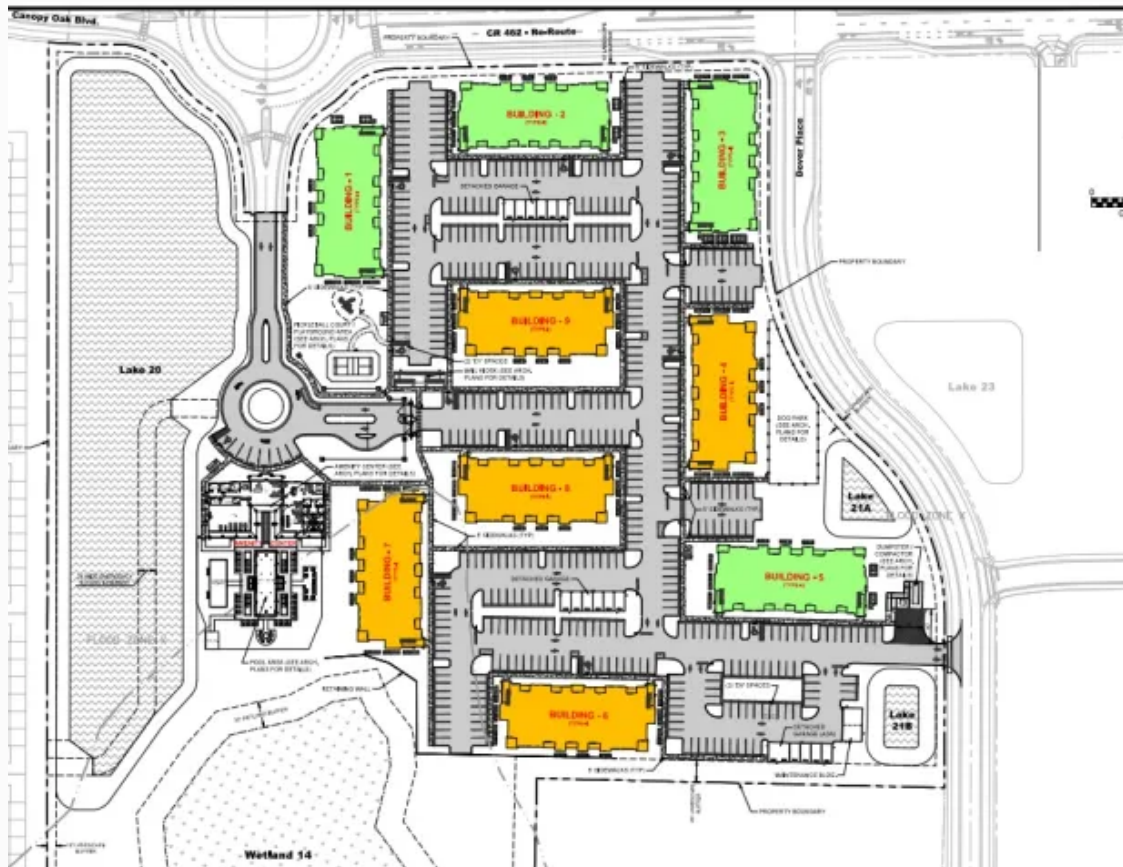
“The Villages is, of course, the main development out there that’s on a constant growth path and attracting people from all over the country to move to Wildwood. In addition, people travel from surrounding counties to come in every day to work in the various industries, as everything is growing there in Wildwood,” Gallio said.



Holiday Builders is actively selling homes at Tillman Oaks, which will have 200 single-family homes. LGI Homes will build Tillman Villas, a planned 128-lot townhome community. (Handout courtesy of Gillio Development)

Twisted Oaks, a nearly 400-acre mixed-use community approved for 735 single-family homes, 248 townhomes, more than 300 apartments, and retail and commercial space, is located across the street. D.R. Horton, Pulte, and Park Square Homes have bought into the project and have already broken ground on some of the homes.

Pulte and Park Square Homes are actively selling homes for as low as the upper \$200s, and D.R. Horton is selling houses starting in the \$230s.



DHI Communities has submitted plans to the City of Wildwood for an apartment complex within the mixed-use Twisted Oaks community. (Site plan from Morris Engineering and Consulting)

DHI Communities, the multifamily arm of D.R. Horton, has also submitted plans to the City of Wildwood for a 270-unit apartment community on the south side of County Road 462. According to a site plan, the complex would consist of a mix of one-, two-, and three-bedroom apartments in nine residential buildings, along with an amenity area with a clubhouse and a pool.

Have a tip about Central Florida development? Contact me at [\(407\)607-8160](tel:4076078160) or TyWilliams@GrowthSpotter.com. Follow GrowthSpotter on [Facebook](#) and [LinkedIn](#).

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2025 > July > 28